

Planning Board

August 2, 2023
Work Session
Minutes



THESE PROCEEDINGS WERE HELD VIRTUALLY

CALL TO ORDER

7:33pm

ATTENDANCE

Present

David Barad, MD- Class IV/Chairman
Dean Paltos- Class IV/Vice Chairman
Tsun-Yam Tam- Class II/Borough Historian
Victoria Amitai- Class III/Councilperson/Council Liaison
Robert Di Dio- Class IV/Full Member
Angela Ferullo- Class IV/Full Member
Conway Wong- Class IV/Full Member/Environmental Commission Liaison
Avia Blum- Class IV/Alternate #1
Daniel Steinhagen, Esq.- Board Attorney
Nicholas De Nicola, PE- Board Engineer
Paul Demarest- Board Coordinator/Secretary

Absent

John Glidden- Class I/Mayor
Ansar Batool- Class IV/Full Member
Zachary Messinger- Class IV/Alternate #2

CORRESPONDENCE

Chairman Barad read mail received by the Board into the record.

OPEN TO PUBLIC

n/a;



MINUTES

A motion was made by Mr. Di Dio and seconded by Mr. Tam to approve the minutes for the July 27, 2023 Meeting. The motion passed (6-0-0):

Yes- Blum; Ferullo; Di Dio; Amitai; Tam; Barad;

No- n/a;

Abstain- n/a;

RESOLUTIONS

Upon receipt of items required as per its voice vote of approval for Case P-2023-05 (Closter Commons Unit D1/Domoto, LLC), the Board intends to vote on memorializing the corresponding Resolution, which Mr. Steinhagen is still preparing, at the August 31, 2023 Meeting.

COMPLETENESS REVIEW**#1 CASE P-2023-01**

APPLICANT:	DEEPAK & MEENAKSHI KHANNA
SUBJECT PROPERTY:	614 CLOSTER DOCK ROAD
BLOCK/LOT:	2404/17
ZONING DISTRICT:	1 (RESIDENTIAL A)
REPRESENTATION:	DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2023/1 ST QUARTER
AFFIDAVIT OF SERVICE:	N/A
AFFIDAVIT OF PUBLICATION:	N/A

Synopsis

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house, swimming pool (in-ground) and associated appurtenances; the application was received February 17, 2023 and scheduled for the March 1, 2023 Work Session; in order for the applicant to address the Board Engineer's extensive review comments, the case was postponed to the March 30, 2023 Work Session; due to the applicant traveling abroad, the case was postponed to the May 3, 2023 Work Session and, again, to the June 7, 2023 Work Session; being the applicant intends to retain a different engineer, the case was postponed to the July 5, 2023 Work Session and, again, to the **August 2, 2023 Work Session**.

New Board Requests

- 1.) address all items in letter prepared by Board Engineer and dated July 19, 2023;
- 2.) provide soil analysis and percolation test;
- 3.) provide tree removal permit application, likely involving 15 to 17 trees due to both retaining wall redesign from singular to terraced and proposed driveway, along with proposed mitigation plan and report prepared by Borough's Tree Expert;
- 4.) provide itemization/schematic of proposed floor area ratio (FAR) calculation to determine whether subterranean level of house is considered cellar or basement and revise site plan accordingly;
- 5.) provide architectural, specifically conceptual floor plan and elevation pages, to further assist in verifying proposed FAR calculation;
- 6.) demonstrate existing/proposed gutter flow along curb at thoroughfare will not adversely-impact adjacent/right-facing lot (604 Closter Dock Road) and revise site plan accordingly;
- 7.) provide location of sewer lateral(s) under thoroughfare and indicate if sewer ejector pump(s) are proposed on-site and revise site plan accordingly;
- 8.) consider installation of photovoltaic system given proposed flat roof;
- 9.) setback proposed swimming pool and spa minimum distance (when measured from rear face of top tier of proposed retaining wall system) equal to water depth of swimming pool or spa (whichever is deeper) multiplied by 2 and revise site plan accordingly or provide structural design calculations ensuring water load will not adversely-impact wall's stability;
- 10.) provide written summary of applicant's responses to above-mentioned New Board Request #'s 1 to 9;

Decision

A motion was made by Mr. Di Dio and seconded by Councilwoman Amitai to deem the application incomplete and schedule it for the September 6, 2023 Work Session pending the receipt of requested items. The motion passed (5-2-0):

Yes- Blum; Di Dio; Amitai; Tam; Paltos;

No- Wong; Barad;

Abstain- n/a;

Early Dismissal- Ferullo;

LIAISON REPORTS

Councilwoman Amitai briefed the Board on the following:

- 1.) ongoing musical series sponsored by Mayor Glidden's Committee for the Arts continues in August with several concerts various locations throughout Borough;
- 2.) Lions Clubs International and Belskie Museum of Art & Science are seeking volunteers;
- 3.) Borough is hosting presentation by entomologist on September 12th (previously thought to be August 17th) regarding how to curtail impact of spotted lanternfly on agricultural crops and hardwood trees;
- 4.) Borough is hosting symposium on September 19th regarding process of upcoming real estate tax reassessment which will involve 3rd party vendor conducting site visits and reviewing construction permit activity;

MISCELLANEOUS

In light of the success of its remote Work Sessions and Meetings, which started on May 6, 2020 in response to the COVID-19 Pandemic, both in terms of public participation and Board member attendance, the Board opted to continue its virtual proceedings for the remainder of the calendar year; it said it would revisit the issue next year in terms of the feasibility of a hybrid option (simultaneous in-person and virtual proceedings) if and when the Borough upgrades the technological capabilities of the Council Chamber in Borough Hall.

Chairman Barad reiterated the Borough should rethink its fence ordinance and incorporate means by which to curtail deer infiltration, which has wreaked havoc on properties in recent years.

ADJOURNMENT

9:05pm

